

EXHIBIT A



March 25, 2019

*Letter sent via Certified Mail w/ Return Receipt
Tracking No.: 7015 0640 0001 9840 6618*

Sears - Store #1838
Attn: Real Estate Department
3333 Beverly Road, Dept. 824 RE
Hoffman Estates, IL 60179

**RE: 2018/2019 Property Taxes – 1st and 2nd Installment Due
Burbank Town Center**

Dear Tenant,

Enclosed with this letter is a copy of the 2018/2019 Property Tax invoice along with the original property tax bill. Please note that \$71,473.62 is currently due for the 1st and 2nd installment.

Please make checks payable to CAPREF Burbank, LLC and mail to the address below.

CAPREF Burbank, LLC
P.O. Box 678949
Dallas, TX 75267-8949

Should you have any question, please feel free to contact me at (818) 566-8556 ext. 109 or send your email to michael.deleon@am.jll.com.

Thank You,



Michael I. de Leon
General Manager

BURBANK TOWN CENTER

2018 / 2019 PROPERTY TAX

SEARS UNIT #1838/BURBANK CA.
DEPT. 824 RE B2.221.A
3333 BEVERLY ROAD
HOFFMAN ESTATES, IL 60179

CAPREF BURBANK, LLC
201 E. MAGNOLIA BLVD., STE. 151
BURBANK, CA 91501

ACCOUNT #: 11600
SUITE #: 901

**COMMON AREA
PROPERTY TAX**

2018/2019 Property Tax	
Parcel # 2460-023-054	249,090.91
Number of Parking Spaces (4.6/1,000 SF)	<u>536</u>
Total Parking Spaces	<u>1,868</u>
Pro Rata Share %	28.6938%
Annual Pro Rata Share	<u><u>71,473.62</u></u>
1st Installment Due 12/10/18	35,736.81
2nd Installment Due 4/10/19	35,736.81

2018

ANNUAL SECURED PROPERTY TAX BILL
CITIES, COUNTY, SCHOOLS AND ALL OTHER TAXING AGENCIES IN LOS ANGELES COUNTY
SECURED PROPERTY TAX FOR FISCAL YEAR JULY 1, 2018 TO JUNE 30, 2019
JOSEPH KELLY, TREASURER AND TAX COLLECTOR
FOR ASSISTANCE CALL 1(213) 974-2111 OR 1(888) 807-2111, ON THE WEB AT lacountypropertytax.com

2018

PROPERTY IDENTIFICATION
ASSESSOR'S ID NO.: 2460 023 054 18 000
OWNER OF RECORD AS OF JANUARY 1, 2018
SAME AS BELOW

MAILING ADDRESS
CAPREF BURBANK LLC LESSEE
FEE ACQUISITIONS LLC LESSOR
C/O CYPRESS REAL ESTATE PARTNERS
8333 DOUGLAS AVEA STE 975
DALLAS TX 75225-5895

ELECTRONIC FUND TRANSFER (EFT) NUMBER
ID#:19 2460 023 054 5 YEAR:18 SEQUENCE:000 0
PIN: 45P635

DETAIL OF TAXES DUE FOR 2460 023 054 18 000 60
AGENCY AGENCY PHONE NO RATE AMOUNT
GENERAL TAX LEVY ALL AGENCIES 1.000000 \$ 206,209.74
VOTED INDEBTEDNESS
METRO WATER DIST .003500 \$ 721.73
COUNTY COLLEGE .046213 9,529.57
UNIFIED SCHOOLS .050954 10,507.21
DIRECT ASSESSMENTS
FLOOD CONTROL (626) 458-5165 \$ 1,162.84
COUNTY PARK DIST (833) 265 2600 812.05
LACO VECTR CNTRL (800) 273-5167 13.09
BURBANK P-BID (818) 238-5180 20,096.20
MWD STANDBY #5 (866) 807-6864 38.48

SPECIAL INFORMATION

PROPERTY LOCATION AND/OR PROPERTY DESCRIPTION
550 N 1ST ST BURBANK CA
P M 258-18-27 LOT 11

TOTAL TAXES DUE \$249,090.91
FIRST INSTALLMENT TAXES DUE NOV. 1, 2018 \$124,545.46
SECOND INSTALLMENT TAXES DUE FEB. 1, 2019 \$124,545.45

VALUATION INFORMATION
ROLL YEAR 18-19 CURRENT ASSESSED VALUE TAXABLE VALUE
LAND 4,837,014 4,837,014
IMPROVEMENTS 15,783,960 15,783,960

ASSESSOR'S REGIONAL OFFICE
REGION #28 INDEX: TRA:02536
SPECIAL PROPERTIES
500 W TEMPLE STREET RM. 180
LOS ANGELES CA 90012
(213)974-3108

TOTAL 20,620,974
LESS EXEMPTION
NET TAXABLE VALUE 20,620,974

ACCT. NO.: 3046 PRINT NO.: 18046 BILL ID.:

ANY RETURNED PAYMENT MAY BE SUBJECT TO A FEE UP TO \$50.00

DETACH AND MAIL THIS STUB WITH YOUR 2ND INSTALLMENT PAYMENT
DO NOT INCLUDE NOTES WITH YOUR PAYMENT
DO NOT STAPLE, TAPE OR CLIP PAYMENT STUB ON CHECK

ANNUAL 2018

FOR MAILING ADDRESS CHANGE
PLEASE MARK BOX BELOW AND
COMPLETE FORM ON REVERSE SIDE
OF THIS PAYMENT COUPON

CAPREF BURBANK LLC LESSEE
8333 DOUGLAS AVEA STE 975
DALLAS TX 75225-5895

ASSESSOR'S ID NO YR SEQ CK PK
2460 023 054 18 000 60 2

2ND INSTALLMENT DUE INDICATE AMOUNT PAID

PAYMENT DUE 02/01/19 \$124,545.45
IF NOT RECEIVED OR POSTMARKED BY 04/12/19
REMIT AMOUNT OF \$137,009.99

MAKE PAYMENT PAYABLE TO:
Please write the ASSESSOR'S ID. NO.
on the lower left corner of your payment.

LOS ANGELES COUNTY TAX COLLECTOR
P.O. BOX 54018
LOS ANGELES, CA 90054-0018

30639

19318000024600230540012454545001370099963920410

2ND

DETACH AND MAIL THIS STUB WITH YOUR 1ST INSTALLMENT PAYMENT
DO NOT INCLUDE NOTES WITH YOUR PAYMENT
DO NOT STAPLE, TAPE OR CLIP PAYMENT STUB ON CHECK

ANNUAL 2018

FOR MAILING ADDRESS CHANGE
PLEASE MARK BOX BELOW AND
COMPLETE FORM ON REVERSE SIDE
OF THIS PAYMENT COUPON

CAPREF BURBANK LLC LESSEE
8333 DOUGLAS AVEA STE 975
DALLAS TX 75225-5895

ASSESSOR'S ID NO YR SEQ CK PK
2460 023 054 18 000 60 1

1ST INSTALLMENT DUE INDICATE AMOUNT PAID

PAYMENT DUE 11/01/18 \$124,545.48
IF NOT RECEIVED OR POSTMARKED BY 12/10/18
REMIT AMOUNT OF \$137,000.00

MAKE PAYMENT PAYABLE TO:
Please write the ASSESSOR'S ID. NO.
on the lower left corner of your payment.

LOS ANGELES COUNTY TAX COLLECTOR
P.O. BOX 54018
LOS ANGELES, CA 90054-0018

40848

184180000246002305400124545450013700000648112310

1ST